

“Fall” into Deductions

Auditors’ Conference

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Deductions, Exemptions, and Credits, Oh My!

- What’s the difference between a deduction, exemption, and credit?
- A deduction reduces the assessed value being taxed, an exemption excludes property from assessment and/or taxation, and a credit reduces the tax bill.
- This presentation and other Department of Local Government Finance materials are not a substitute for the law! This is not legal advice, just an informative presentation. The Indiana Code always governs.
- Most importantly, if you’re not sure about something, ask first! The Department will do its best to answer your questions. If the Department can’t help, it will either refer you to the right agency or to your county attorney. Don’t rely on rumors or third party information.

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Applying the Deduction to Real Estate

Assessed value of real estate	\$ 90,000
– Less Homestead Deduction:	- \$ 45,000
– Less Supplemental:	- \$ 15,750
– Less Mortgage Deduction:	- \$ 3,000
– Less Partially Disabled Vet Deduction	
	<u>- \$ 24,960*</u>
Net Assessed Value of Property =	\$ 1,290

* It is suggested the veteran deduction be applied last so that if there is an unused portion remaining, the vet can seek an excise tax credit.

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Overview of Common Deductions

- Homestead Standard Deduction:
 - Lesser of \$45,000 or 60% of the gross AV of the property;
 - Applies to the dwelling (and those structures, such as decks and patios attached to the dwelling) and the surrounding acre (even if the acre straddles multiple parcels);
 - Applies to property that is the applicant's principal place of residence, meaning the individual's true, fixed, permanent home to which the individual has the intention of returning after an absence.
- Supplemental Homestead Deduction:
 - Applied to the net AV resulting after application of the standard homestead deduction;
 - Deduction equals 35% of the net AV (if the net is less than \$600,000) or 25% of the net AV (if the net is greater than \$600,000).

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Overview of Common Deductions

- Energy Deductions:
 - Solar Energy Heating or Cooling System (deduction equals the out-of-pocket expenditures for the components and labor);
 - Solar Power Device, Wind Power Device, Hydroelectric Power Device, Geothermal Device (deduction equals the AV of the property with the device less the AV of the property without the device [for a solar power device assessed as distributable or personal property, the deduction equals the AV of the device]).
 - Please note: hydroelectric and geothermal devices must be certified by the Indiana Department of Environmental Management (if certified, subsequent owner does NOT need to seek certification again).

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Overview of Common Deductions

- Mortgage:
 - Lesser of: \$3,000, balance of mortgage or contract indebtedness on assessment date, or one-half of the total AV of property;
 - A person may not have more than one mortgage deduction in his name. However, if a married couple owns two pieces of property and each property is mortgaged in the spouses' names, one spouse could have a mortgage deduction in his name on one property while the other spouse has a mortgage deduction in her name on the other property. Likewise, if a person owns a business (e.g., LLC), the person could have a mortgage deduction in his name and the business could have a mortgage deduction in its name.

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Overview of Common Deductions

- Over 65 Deduction:
 - Lesser of one-half of the gross AV of the property or \$12,480;
 - Applicant must have owned (or been buying) the property for at least one year before "claiming" the deduction;
 - Applicant and any joint tenants or tenants in common must reside on the property;
 - Combined, adjusted gross income of applicant and applicant's spouse or applicant and any joint tenants or tenants in common for preceding year did not exceed \$25,000;
 - AV of property cannot \$182,430;
 - Applicant must be at least 65 by December 31 of the year preceding the year in which the deduction is claimed;
 - The same person cannot have the over 65 deduction in conjunction with deductions other than the homestead, mortgage, and fertilizer storage deductions;
 - The deduction cannot be denied on the basis that the recipient is away from the property while in a hospital or nursing home;
 - If any joint tenants or tenants in common or not at least 65, the deduction is reduced by a fraction.

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Overview of Common Deductions

- Over 65 Circuit Breaker:
 - Credit prevents recipient's homestead tax liability from increasing by more than 2% over previous year;
 - Applicant must have been eligible for homestead deduction in preceding year as well as current year;
 - If applicant filed individual income tax return for preceding year, income cannot have exceeded \$30,000 (or \$40,000 if filed jointly with spouse);
 - Gross AV of homestead cannot exceed \$160,000;
 - No restrictions on combining credit with other deductions;
 - Applicant is or will be at least 65 on or before December 31 of the calendar year immediately preceding the current calendar year.

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Overview of Common Deductions

- Blind/Disabled Person Deduction:
 - Deduction is \$12,480;
 - Applicant must use property as principal place of residence;
 - Applicant must own or be buying the property under recorded contract;
 - Applicant must provide proof of blindness or disability;
 - Applicant's individual income for preceding year did not exceed \$17,000.
- Disabled Veteran Deductions (discussed later in this presentation)

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Remember . . .

- If a deduction is validly in place on the assessment date, it will stay in place for the assessment year, even if the property changes hands and the new owner is ineligible for it (exemptions come off during the same cycle [for 2014 and 2015, at least!]).
- What if a person has a homestead on his principal place of residence on March 1 but moves to new principal place of residence later in the year? The deduction will stay on the old property for that tax cycle and can be granted for the new property for the same tax cycle. See IC 6-1.1-12-37(h).
- NOTE: If, after March 1, a person moves from a property that existed on March 1 to a property that did not exist on March 1, the deduction on that first property must be cancelled for that tax cycle. The person could potentially receive a homestead deduction on only the property that did not exist on March 1.
- A person must actually use the property as his or her principal place of residence in the year in which the deduction application/SDF is signed.

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"Taxing" Questions

- Can one spouse or owner receive an over 65 deduction while the other spouse or owner receives a veteran deduction?
- YES! State law prohibits the same PERSON from receiving an over 65 deduction AND certain other deductions, but it does not prohibit one spouse or owner from receiving an over 65 deduction and the other spouse or owner receiving a disability or veteran deduction. Please note that the fractional reduction in the over 65 deduction only occurs if the other owner is not 65 and NOT the applicant's spouse. If the applicant's spouse is under 65, there is no reduction!
- Remember that a homestead deduction applies to a dwelling and up to one acre surrounding that dwelling. Even if that acre straddles or overlaps two or more parcels, the deduction must be applied to that full acre. The fact that the acre straddles or overlaps multiple parcels doesn't preclude the taxpayer from receiving a complete deduction on that acre! State law does not require the taxpayer to combine the parcels in order to receive the deduction on the acre.
- Also remember that for '14 Pay '15 and beyond, property must actually be receiving a homestead deduction to receive the 1% cap!

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"Taxing" Questions

- Remember that if someone failed to file a verification form, the auditor may, in his or her discretion, terminate the deduction for the '12 Pay '13 cycle forward. To go back previous years, the auditor must have an independent reason for doing so. If a taxpayer who failed to file the verification form provides proof of his or her eligibility for the deduction for the '12 Pay '13 cycle (or a subsequent cycle for which the deduction was terminated for failure to file the form), the deduction MUST be reinstated (no statutory deadline for taxpayer; no interest due; no statutory obligation to file Form 133).
- An auditor may limit what evidence he or she requests to a state income tax return, a valid driver's license, or a valid voter registration card.
- A dispute over eligibility for a homestead deduction in one year does not necessarily justify requesting documentation for multiple years, unless there truly is a basis for disputing eligibility in all those years. In other words, if there's a dispute over a person's eligibility for the deduction in '13 Pay '14, the auditor shouldn't tell the taxpayer to supply proof of eligibility for multiple years unless eligibility is genuinely in dispute for those years.

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"Taxing" Questions

- Likewise, an auditor should not tell taxpayers that he or she will accept a homestead deduction application only if the applicant attaches or provides a Social Security card or tax return. If the auditor reviews the application and determines that there is a legitimate need for supporting documentation, that's one thing, but an auditor cannot impose additional criteria or steps for applying for a homestead deduction (there are some deductions, such as the vet deductions, that do require that supporting documentation be attached).
- NOTE: YOU CANNOT REQUIRE SUBMISSION OF AN ENTIRE SOCIAL SECURITY NUMBER UNLESS THERE IS EXPLICIT LEGAL AUTHORITY TO DO SO!

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"Taxing" Questions

- Remember that unless a couple is legally divorced, the couple is still married and entitled to only one homestead deduction. This is true even if the couple is living apart.
- The only exception to this idea is the following:

IC 6-1.1-12-37

- (n) A county auditor shall grant an individual a deduction under this section regardless of whether the individual and the individual's spouse claim a deduction on two (2) different applications and each application claims a deduction for different property if the property owned by the individual's spouse is located outside Indiana and the individual files an affidavit with the county auditor containing the following information:
- (1) The names of the county and state in which the individual's spouse claims a deduction substantially similar to the deduction allowed by this section.
 - (2) A statement made under penalty of perjury that the following are true:
 - (A) That the individual and the individual's spouse maintain separate principal places of residence.
 - (B) That neither the individual nor the individual's spouse has an ownership interest in the other's principal place of residence.
 - (C) That neither the individual nor the individual's spouse has, for that same year, claimed a standard or substantially similar deduction for any property other than the property maintained as a principal place of residence by the respective individuals.

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"Taxing" Questions

- *Continued . . .*

A county auditor may require an individual or an individual's spouse to provide evidence of the accuracy of the information contained in an affidavit submitted under this subsection. The evidence required of the individual or the individual's spouse may include state income tax returns, excise tax payment information, property tax payment information, driver license information, and voter registration information.

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"Taxing" Questions

- In December, I received a letter from a taxpayer stating that they have moved and would like their mail forwarded to a new address. Should I pull that person's homestead deduction for the preceding assessment date based on that letter?
- Again, if the deduction was validly in place on the assessment date, it will stay in place for that tax cycle. Here the auditor may have to seek additional information from the taxpayer, such as whether the taxpayer had moved out prior to the assessment date or whether the taxpayer is seeking a homestead deduction in another state for the same tax cycle that would require termination of the Indiana deduction. It is true that the taxpayer is the one obligated to notify the auditor of ineligibility, but the letter cited above isn't necessarily sufficient proof of ineligibility.
- Auditors should perform due diligence before pulling a deduction.
- Note: a person can use an out-of-state driver's license number to apply for the homestead deduction, but the auditor will probably want to follow-up with the taxpayer to ensure the person is actually an Indiana resident.

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“Taxing” Questions

- How do we handle the income thresholds for the over 65 deduction and blind/disabled deductions?

Over 65 Deduction (IC 6-1.1-12-9, 10.1):

“the combined adjusted gross income (as defined in Section 62 of the Internal Revenue Code) of:

- (A) the individual and the individual's spouse; or
- (B) the individual and all other individuals with whom:
 - (i) the individual shares ownership; or
 - (ii) the individual is purchasing the property under a contract;

as joint tenants or tenants in common;

for the calendar year preceding the year in which the deduction is claimed did not exceed twenty-five thousand dollars (\$25,000).

“In order to substantiate the deduction statement, the applicant shall submit for inspection by the county auditor a copy of the applicant's and a copy of the applicant's spouse's income tax returns for the preceding calendar year. If either was not required to file an income tax return, the applicant shall subscribe to that fact in the deduction statement.”

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“Taxing” Questions

Over 65 Credit (IC 6-1.1-20.6-8.5):

“(A) in the case of an individual who filed a single return, adjusted gross income (as defined in Section 62 of the Internal Revenue Code) not exceeding thirty thousand dollars (\$30,000); or

(B) in the case of an individual who filed a joint income tax return with the individual's spouse, combined adjusted gross income (as defined in Section 62 of the Internal Revenue Code) not exceeding forty thousand dollars (\$40,000); for the calendar year preceding by two (2) years the calendar year in which property taxes are first due and payable.”

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"Taxing" Questions

- How do we handle the income thresholds for the over 65 deduction and blind/disabled deductions?
- **Blind/Disabled Deduction (IC 6-1.1-12-11, 12):**
"[T]he individual's taxable gross income for the calendar year preceding the year in which the deduction is claimed did not exceed seventeen thousand dollars (\$17,000)."

"For purposes of this section, taxable gross income does not include income which is not taxed under the federal income tax laws."
- Notice that only the over 65 deduction/credit requires submission of an income tax return!
- Adjusted gross income stated here:
- **Form 1040 – Line 37**
- **Form 1040A – Line 21**
- **Form 1040EZ – Line 4**

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FYI

- Please note that HEA 1072-2012 amended the homestead deduction statute so that:
- If a property owner's property is not eligible for the homestead deduction because the county auditor has determined that the property is not the property owner's principal place of residence, the property owner may appeal the county auditor's determination to the PTABOA as provided in IC 6-1.1-15. The county auditor must inform the property owner of the owner's right to appeal to the PTABOA when the county auditor informs the property owner of the county auditor's determination. (Effective July 1, 2012)

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Veteran Deductions

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Codes

- IDVA has discontinued the “Codes.” The 1, 2, 3 system was actually never a part of the property tax deduction statutes. Those numbers were used by IDVA to classify vets based on disability.

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Deduction for Veterans with Partial Disability

- IC 6-1.1-12-13
- An individual may have \$24,960 deducted from the assessed value of the taxable tangible property that the individual owns, or real property, a mobile home not assessed as real property, or a manufactured home not assessed as real property that the individual is buying under a contract (the contract or a memorandum of the contract must be recorded in the county recorder's office) if . . .

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Deduction for Veterans with Partial Disability

- (1) the individual served in the military or naval forces of the United States during any of its wars;
- (2) the individual received an honorable discharge;
- (3) the individual has a disability with a service connected disability of 10% or more;
- (4) the individual's disability is evidenced by:
 - (A) a pension certificate, an award of compensation, or a disability compensation check issued by the United States Department of Veterans Affairs; or
 - (B) a certificate of eligibility issued to the individual by the Indiana Department of Veterans' Affairs ("IDVA") after IDVA has determined that the individual's disability qualifies the individual to receive a deduction; and
- (5) the individual:
 - (A) owns the real property, mobile home, or manufactured home; or
 - (B) is buying the real property, mobile home, or manufactured home under contract;on the date the deduction application is filed.

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Deduction for Veterans with Partial Disability

- A person who receives this deduction may not receive the deduction provided by IC 6-1.1-12-16, which is the deduction for the surviving spouse of a World War I veteran.
- An individual who has sold real property, a mobile home not assessed as real property, or a manufactured home not assessed as real property to another person under a contract that provides that the contract buyer is to pay the property taxes on the real property, mobile home, or manufactured home may not claim this deduction against that real property, mobile home, or manufactured home.

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Deduction for Totally Disabled Veteran or Partially Disabled Veteran Age 62 and Over

- IC 6-1.1-12-14
- An individual may have the sum of \$12,480 deducted from the assessed value of the tangible property that the individual owns (or the real property, mobile home not assessed as real property, or manufactured home not assessed as real property that the individual is buying under a contract that provides that the individual is to pay property taxes on the real property, mobile home, or manufactured home if the contract or a memorandum of the contract is recorded in the county recorder's office) if . . .

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Deduction for Totally Disabled Veteran or Partially Disabled Veteran Age 62 and Over

- (1) the individual served in the military or naval forces of the United States for at least 90 days;
- (2) the individual received an honorable discharge;
- (3) the individual either:
 - (A) has a total disability; or
 - (B) is at least 62 years old and has a disability of at least 10% (need not be service-connected);
- (4) the individual's disability is evidenced by:
 - (A) a pension certificate or an award of compensation issued by the United States Department of Veterans Affairs; or
 - (B) a certificate of eligibility issued to the individual by the IDVA after it has determined that the individual's disability qualifies him or her to receive this deduction; and
- (5) the individual:
 - (A) owns the real property, mobile home, or manufactured home; or
 - (B) is buying the real property, mobile home, or manufactured home under contract;on the date the deduction application is filed.

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Deduction for Totally Disabled Veteran or Partially Disabled Veteran Age 62 and Over

- No one is entitled to this deduction if the assessed value of the individual's tangible property, as shown by the tax duplicate, exceeds \$143,160. YOU MUST CONSIDER ALL THE VET'S PROPERTY!
- An individual who has sold real property, a mobile home not assessed as real property, or a manufactured home not assessed as real property to another person under a contract that provides that the contract buyer is to pay the property taxes on the real property, mobile home, or manufactured home may not claim this deduction.

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Applying for the Veterans Deductions

- IC 6-1.1-12-15
- An individual who desires to claim the partially or totally disabled veteran deductions must file a statement with the auditor of the county in which the individual resides (more appropriately, the individual should apply to the auditor of the county in which the property is located). Application should preferably list all of the vet's Indiana property.
- With respect to real property, the statement must be completed and signed on or before December 31 and filed or postmarked on or before the following January 5.
- With respect to a mobile home that is not assessed as real property or a manufactured home that is not assessed as real property, the statement must be filed during the 12 months before March 31 of each year for which the individual wishes to obtain the deduction.
- The statement may be filed in person or by mail. If mailed, the mailing must be postmarked on or before the last day for filing. The statement must contain a sworn declaration that the individual is entitled to the deduction.

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Applying for the Veterans Deductions

- In addition to the statement, the individual shall submit to the county auditor for the auditor's inspection:
 - (1) a pension certificate, an award of compensation, or a disability compensation check issued by the United States Department of Veterans Affairs if the individual claims the partially disabled veteran deduction;
 - (2) a pension certificate or an award of compensation issued by the United States Department of Veterans Affairs if the individual claims the totally disabled veteran; or
 - (3) the appropriate certificate of eligibility issued to the individual by IDVA if the individual claims either deduction.
- If the individual claiming the deduction is under guardianship, the guardian shall file the statement.
- The statement must contain the record number and page where the contract or memorandum of the contract is recorded, if applicable.

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Surviving Spouses

- The surviving spouse of a veteran may receive these deductions if the veteran satisfied the eligibility requirements of these deductions at the time of his or her death and the surviving spouse owns or is buying the property under contract at the time the deduction application is filed. The surviving spouse is entitled to the deduction regardless of whether the property for which the deduction is claimed was owned by the deceased veteran or the surviving spouse before the deceased veteran's death.
- If a deceased veteran's surviving spouse is claiming a veteran deduction, the surviving spouse shall provide the documentation necessary to establish that at the time of death the deceased veteran satisfied the requirements of IC 6-1.1-12-13 or IC 6-1.1-12-14, whichever applies.

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Deductions for World War I Veterans

- IC 6-1.1-12-17.4, IC 6-1.1-12-16, and IC 6-1.1-12-17 provide for a deduction for World War I veterans, their surviving spouses, and the process by which surviving spouses claim the deduction.
- Since there are currently no surviving World War I veterans (and probably no surviving spouses), it is unlikely you will encounter these issues.
- Please note that although IC 6-1.1-12-17 is entitled "Claim by surviving spouse of veteran," this is for the surviving spouse of a World War I veteran only!

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Excise Taxes

- If there is an unused portion of a veteran's deduction remaining after the application of the deduction to a veteran's real property, the unused portion may be applied first toward any personal property taxes and then to any excise taxes the veteran owes.
- Indiana Code 6-6-5-5.2 enables veterans (or their surviving spouses) who do not own or are not buying property under contract that qualifies for a veteran deduction to receive a credit toward vehicle excise taxes. This statute applies to a registration year beginning after December 31, 2013 and was effective July 1, 2013.
- Thus, if a vet literally owns no property (or is not buying property under recorded contract) or if the only property he owns exceeds the assessed value threshold, then he does not own land that qualifies for a vet deduction and thus may qualify for the "excise-only" option. However, if the vet does qualify for the partially disabled vet deduction but does not qualify for the totally disabled vet deduction because of the assessed value of the property, then the vet may only apply any unused portion of the partially disabled vet deduction to excise taxes. He cannot also have the "excise-only" option.

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Excise Taxes

- The Department has prescribed an affidavit template, which is available at http://www.in.gov/dlgf/files/Auditor_Affidavit.doc.
- The maximum number of motor vehicles for which an individual may claim a credit is two. This credit must be claimed on a form prescribed by the bureau of motor vehicles. An individual claiming the credit must attach to the form the affidavit.

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Frequently Asked Questions . . .

- Can a veteran receive more than one veteran's deduction?
- The total amount of the deductions combined cannot exceed the maximum established by statute. In other words, if the veteran owns two properties in a county, he can receive a deduction on both properties, but these deductions combined cannot exceed \$24,960 or \$12,480 (or possibly \$37,440). You can view this as either two deductions or one deduction split between properties. The application should list the properties to which the vet wants the deduction applied.

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Frequently Asked Questions . . .

- Similarly, what if a veteran owns property in two counties? With whom does he apply for a veteran's deduction?

Although IC 6-1.1-12-15 provides that "an individual who desires to claim the deduction . . . must file a statement with the auditor of the county in which the individual resides," the veteran should really apply to the auditor of the county in which the property is located. The veteran's deduction statutes do not impose any residency requirements, so this provision in IC 6-1.1-12-15 is misleading. If the vet owns property in two counties, he should apply in both counties and indicate on the form that he is applying or has applied for the deduction in another county. The counties will then have to allot or apportion the deduction between the properties (again, these deductions combined cannot exceed \$24,960 or \$12,480 (or possibly \$37,440)).

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Frequently Asked Questions . . .

- What about trusts?

Trusts

A trust is entitled to the disabled veteran deduction for property owned by the trust and occupied by an individual if the county auditor determines that the individual:

- (1) upon verification in the body of the deed or otherwise, has either:
 - a. a beneficial interest in the trust; or
 - b. the right to occupy the property rent free under the terms of a qualified personal residence trust created by the individual under United States Treasury Regulation 25.2702-5(c)(2);
- (2) otherwise qualifies for the deduction; and
- (3) would be considered the owner of the property under IC 6-1.1-1-9(f) or IC 6-1.1-1-9(g).

Note: When considering ownership, IC 6-1.1-1-9(f) states that when a life tenant of real property is in possession of the real property, the life tenant is the owner of that property. IC 6-1.1-1-9(g) states that when the grantor of a qualified personal residence trust is in possession of the real property transferred to the trust and entitled to occupy the real property rent free under the terms of the trust, the grantor is the owner of that real property.

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Frequently Asked Questions . . .

- An individual has filed for a disabled veteran deduction on property in which he has a 5% interest. His children own the remaining 95%. Is he eligible for the disabled veteran deduction?
Yes. The individual may apply his disabled veteran deduction, assuming all eligibility requirements are met, to any property of which he is an owner.

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Frequently Asked Questions . . .

- Can the veteran's deductions be combined with other deductions?
- Yes. The veteran's deductions may be claimed with all other deductions EXCEPT the Over 65 Deduction (it is okay if the husband claims the veteran's deduction and the wife claims the Over 65 Deduction).

The partially disabled veteran deduction cannot be combined with the surviving spouse of a World War I veteran deduction.

The veteran's deductions may be claimed with the Over 65 Credit.

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Frequently Asked Questions . . .

- What if two veterans own a property?

If two individuals, both eligible veterans, own a property, then each is entitled to a full deduction.

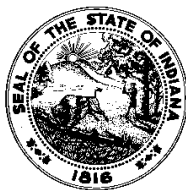
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Frequently Asked Questions . . .

- What if a veteran owns only personal property – can he still receive the deduction or must he own real property first?
- The veteran's deductions statutes say that the deduction is made to the assessed value of the *taxable tangible property* that the individual owns. Thus, if the veteran owns only personal property, the deduction can be applied to this property.

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Deductions on Mobile Homes

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Deductions on Mobile Homes

- Can a deduction eliminate a taxpayer's liability on a mobile or manufactured home?
- No. IC 6-1.1-12-40.5 provides that the total deductions applicable to a mobile/manufactured home, not assessed as real estate, may not exceed one-half of the assessed valuation of the mobile/manufactured home (this does not apply to the supplemental homestead deduction!):
- **IC 6-1.1-12-40.5**
Limits on deductions for mobile or manufactured homes
Sec. 40.5. Notwithstanding any other provision, the sum of the deductions provided under this chapter to a mobile home that is not assessed as real property or to a manufactured home that is not assessed as real property may not exceed one-half (1/2) of the assessed value of the mobile home or manufactured home.

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Deductions on Mobile Homes

- The homestead deduction statute and IC 6-1.1-12-40.5 seem to provide conflicting information regarding the maximum allowable deduction and the allocation of the deduction between the mobile home and real estate.
- IC 6-1.1-12-37: Except as provided in section 40.5 of this chapter, the total amount of the deduction that a person may receive under this section for a particular year is the lesser of: (1) sixty percent (60%) of the assessed value of the real property, mobile home not assessed as real property, or manufactured home not assessed as real property; or (2) forty-five thousand dollars (\$45,000).
- IC 6-1.1-12-40.5: Notwithstanding any other provision, the sum of the deductions provided under this chapter to a mobile home that is not assessed as real property or to a manufactured home that is not assessed as real property may not exceed one-half (1/2) of the assessed value of the mobile home or manufactured home.
(Please note that the supplemental homestead deduction is not subject to the 50% limit!)

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Deductions on Mobile Homes

50 IAC 24-3-5 Limitation on homestead standard deduction

- (c) With respect to a personal property mobile home and up to one (1) acre of the land surrounding the mobile home owned by an individual, the overall sum of the deduction is limited to sixty percent (60%) of the combined assessed value of the homestead, that is, mobile home and qualified land. The county auditor shall allocate the deduction as follows:
- (1) A maximum of fifty percent (50%) of the assessed value of the personal property mobile home.
 - (2) The remainder of the deduction shall be applied to the assessed value of the qualified land.
 - (3) The deduction shall be applied to the personal property mobile home and qualified land before all other deductions.

To follow the statutory limitations set in both of these sections of the Indiana Code, the Department recommends that the homestead deduction be applied to the personal property mobile home and the land surrounding it up to one acre as follows:

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Deductions on Mobile Homes

- Personal Property Mobile Home Assessed Value \$15,000
- Land Assessed Value (Same Owner) + \$5,000
- Homestead (Personal Property Mobile Home and Land up to 1 acre) Assessed Value = \$20,000
- Per IC 6-1.1-12-37, 60% deduction of homestead = \$12,000
- Allocation of Deduction:
- Per IC 6-1.1-12-40.5, maximum deductions of 50% of Personal Property Mobile Home Assessed Value = \$7,500
- Remainder of deduction applied to Assessed Value of Land (\$12,000 - \$7,500) = \$4,500
- This leaves us with a net homestead AV of \$8,000 (\$7,500 attributable to the mobile home and \$500 to the land).
- Supplemental homestead deduction of 35% would be applied to this \$8,000 (\$2,800).
- Here a deduction could potentially eliminate the taxpayer's liability on the [real estate](#).

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Frequently Asked Questions . . .

- Our county's vendor's software is set-up so that if all of a veteran's deduction cannot be applied to a mobile home, we apply it all toward excise taxes. Is this acceptable?
- If even a portion of a veteran's deduction (or any other deduction) can be applied to a mobile home before it reaches the 50% limit or to the real estate on which the mobile home sits (if owned by the same party), then either the software must be modified or the county will have to make manual adjustments to the data so that the mobile home receives as much of the deductions for which it is eligible as possible.

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2014 Legislative Changes

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Deductions (HEA 1046 and 1266; SEA 1, 249, 367)

- HEA 1046 introduces a deduction for heritage barns, meaning those barns (other than dwellings) that on the assessment date:
 - (A) were constructed before 1950;
 - (B) retain sufficient integrity of design, materials, and construction to clearly identify the building as a barn;
 - (C) are not being used for agricultural purposes in the operation of an agricultural enterprise; and
 - (D) are not being used for a business purpose.

The deduction is equal to 100% of the assessed value of the structure and foundation of the heritage barn.

First applies to the 2015 Pay 2016 cycle.

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Deductions (HEA 1046 and 1266; SEA 1, 249, 367)

- HEA 1266 amends a variety of property tax deduction statutes to conform with conventional practice regarding the filing deadline. In essence, deduction applications must be completed and signed on or before December 31 and filed or postmarked on or before the following January 5 in order for the deduction to apply to that tax cycle.
- HEA 1266 also amends the statute governing the "carry-over" of deductions so it mirrors customary practice. Deductions validly in place on the assessment date will remain in place for the entire tax cycle, even if the property owner becomes ineligible for the deduction following the assessment date but during the same tax cycle.
- SEA 367 also amends the homestead deduction statute so that active military personnel can continue to receive the deduction even if they're transferred out of state.
- SEA 249 requires each county auditor that makes a determination that property was not eligible for a homestead deduction it received to notify the county treasurer of the determination and do one or more of the following:
 - (A) Make a notation on the tax duplicate that the property is ineligible for the standard deduction and indicate the date the notation is made.
 - (B) Record a notice of an ineligible homestead lien.

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Deductions (HEA 1046 and 1266; SEA 1, 249, 367)

- SEA 1 creates a “superabatement” whereby the designating body may establish a superabatement schedule for select business personal property under IC 6-1.1-12.1-4.5. A superabatement schedule must specify the percentage amount of the deduction for each year of the deduction, and may not exceed 20 years.
- If a taxpayer is granted a superabatement that exceeds ten years, the designating body must conduct a public hearing to review the taxpayer’s compliance with the statement of benefits provided to the designating body after the tenth year of the abatement.

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Tax Caps (SEA 367)

- SEA 367 provides that the term “residential property” for purposes of the tax caps now includes a single family dwelling that is under construction and the land, not exceeding one acre, on which the dwelling will be located. The term does not include real property that consists of a commercial hotel, motel, inn, tourist camp, or tourist cabin.

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SDF Issues

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SDF Issues

- One of the most common complaints the Department receives concerning SDFs is inconsistency among counties in the way the forms are processed. The statute below suggests that while there may be some variation from county to county, there should not be substantial departure from state law:

IC 6-1.1-5.5-3

- **Sales disclosure form filing and review process; forwarding and use of forms; confidential information; conveyance of multiple parcels**
- (f) County assessing officials, county auditors, and other local officials may not establish procedures or requirements concerning sales disclosure forms that substantially differ from the procedures and requirements of this chapter.

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SDF Issues

- Some counties require the signature of a spouse on SDF even though spouse is not/never has been on the deed/title. Response: Only the spouse completing the SDF needs to sign the form. However, if one spouse wishes to use the SDF to complete the application for the homestead standard deduction, both spouses' identification numbers must be provided regardless of who is the owner of the property. Married couples are limited to one homestead standard deduction and so the identification numbers of both spouses are important.
- What ID is allowed on SDF for buyer? Last 5 of driver's license, ID, or other number—some counties will not accept out of state ID. The applicant provides the last five digits of his Social Security Number. If he does not have a Social Security Number, he would provide the last five digits of his driver's license number or state ID. If he doesn't have any of that documentation, he could provide the last five digits of a control number issued by the US federal government (e.g., visa or green card).
- Inconsistency in filing any tax deductions on the SDF as some counties allow for deductions to be filed through the SDF and other counties will not allow any deductions through the SDF—not even the homestead.
Response: An SDF can be used to apply for certain deductions, including the homestead. If this portion of the SDF is validly completed, the auditor must allow the deduction.
- Most counties also require pink form to be filed to get homestead deduction anyway, so SDF information is redundant.
Response: The verification or "pink form" verification process has concluded. No taxpayer should be required to complete a pink form to obtain a new homestead deduction.
- Is the form for filing deductions or sales disclosure information?
Response: The SDF can be used to apply for certain deductions, but it is primarily about tracking sales data.

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Thank you!

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